



BRIAR HILL

ESTATES

Homeowners' Association
Annual Meeting
September 26, 2019

Welcome

- Fire Exits
- Comfort Facilities

Rules:

- Time Consideration
- Courteous Behavior
- Open Discussion
- Question and Answer Period Provided



Meeting Agenda

- Welcome 3 min
- Comments - 7th District Magistrate Bob Dye 10 min
- President's Comments 3 min
- Board Activity Reports
 - Website/Media/Security 3 min
 - Discuss / Vote on continuation of off-duty patrols
 - Code Enforcement 5 min
 - Grounds/Maintenance 5 min
 - Financial Update – Questions on Budget
 - Discussion / Vote on 2020 Dues 5 min
- Open Discussion/Resident Input 15 min
- Nomination/Election of 2019-20 Board 2 min
- Adjournment



Current Board Membership

- | | | |
|--------------------|-------------------|---|
| • President | Ken Horn | Term thru 2019 /
Leaving Board |
| • Vice President | Meridith Hamilton | Term thru 2020 |
| • Secretary | Stephen Foreman | Term thru 2020 |
| • Code Enforcement | David Heyne | Term thru 2020 |
| • Maintenance | Walter Hayden | Term thru 2020 |
| • At Large | Sue Piotrowski | Term thru 2019 /
Seeking Re-election |
| • Co-Treasurer | Steve Van Camp | Non-voting /
Leaving Board |
| • Co-Treasurer | Brian Powell | Term thru 2019 /
Leaving Board |



Magistrate's Remarks

Bob Dye

electbobdye@yahoo.com



President's Remarks



President Remarks

2018-19 Board Focus & Accomplishments

- Volunteer resident organization focused on maintain/maximize home value and ensure BHE remains a desirable place to live.
- Achieved through enforcement of restrictions, collection of yearly dues, payment of services, maintenance of common areas, oversight of communications tools, etc.



President Remarks

2018-19 Board Accomplishments

- Since the last annual meeting, board activities include:
 - Successful collection of 2019 dues with just nine late fees
 - Implemented online payment options – will re-evaluate e-commerce site for 2020
 - Launched newly designed www.briarhilestatesky.com.
 - Established code enforcement specific email address to improved private communication
 - Unanticipated repairs and change of LG&E service to Shadow Creek Entrance



President Remarks

2018-19 Board Accomplishments

- Since the last annual meeting, board activities include:
 - Continued off-duty security patrols
 - Ongoing deed restriction resolution
 - Continued monthly e-mail program, Facebook posts, nextdoor.com, Briar Hill Family (FB closed group) to inform residents



President Remarks

2018-19 Board Incomplete Projects

- Discussion with developer on Briar Hill Parkway / KY22 Entrance
- Proactive and pre-emptive code enforcement for apparent violations visible from street



Media / Communications



Media & Communications

Website


- Launched re-designed www.briarhillestatesky.com
 - More intuitive construction for updates
 - More mobile friendly design
 - Web-based editing interface with simple administrative login
 - Engaged local vendor to troubleshoot and update software as needed
 - Yearly service fee for hosting site and email



**BRIAR HILL ESTATES****OLDHAM COUNTY, KY**

WELCOME HOME

Located 15 miles northeast of Louisville, Ky., Briar Hill Estates is a destination neighborhood for many who want the peacefulness of suburban living with easy access to the amenities of city life. The neighborhood is part of the award-winning Oldham County School District and a short drive from shopping, dining and entertainment options within Oldham and Jefferson Counties. Briar Hill Estates also boasts underground utilities, a 72-acre adjacent county park with playground, picnic pavilion, basketball court, sand volleyball courts, playing fields and woodland trails. Featuring



Briar Hill Estates KY Homeowners Association
About a week ago

BRIAR HILL ESTATES SEPTEMBER REMINDERS
BHE HOA ANNUAL MEETING
THURSDAY SEPT. 26 - The annual Briar Hill Estates Homeowners Association meeting will be held Thursday, September 26th at 7:00 p.m. Meeting will be held at Camp Crestwood (7206 Clore Lane).
Topics will include review/voting of proposed 2020 budget, review/approval of 2020 dues, nomination / election of board members and resident feedback / questions. Magistrate Bob Dye is also scheduled to join us for an update on... See More

Turn on job features for the post to reach more people.

Like Comment Share

Helpful Links

Latest News

[August 2019 Newsletter](#)

Neighborhood Social Media

[Briar Hill Estates HOA Facebook \(Open Group\)](#)
[Briar Hill Family and Friends Facebook \(Resident Closed Group\)](#)
[Nextdoor.com \(requires registration\)](#)

Oldham County Websites

[Welcome to Oldham County \(OC Fiscal Court / County Services\)](#)
[Oldham County Schools](#)
[Oldham County Police \(if emergency, please dial 9-1-1\)](#)
[South Oldham Fire District \(if emergency, please dial 9-1-1\)](#)
[Smart 9-1-1 \(provides Oldham County emergency notifications via text/voice/email - requires registration\)](#)

Utilities

[Louisville Gas & Electric \(LG&E\)](#)
[Louisville Water Company](#)
[Spectrum / Time Warner](#)
[Republic Services \(Garbage Pickup/Recycling\)](#)

Media & Communications

Facebook Page

- Likes/follows have grown to 359 – have leveled off
- Monthly posts are boosted for app. \$10 per month to reach all likes and some of their FB friends
- Please “Like” and “Share” HOA posts to help with distribution.

E-blast

- Board has collected 400+ email addresses
- Mailchimp monthly e-blasts have app. 60% open rate
- Free e-blast software



Media & Communications

Other Social Media

- Receive daily nextdoor.com updates and have used for major announcements
- Member of Briar Hill Family closed Facebook group overseen by Lori Moss. Must request access through specific Facebook page.

Resident Directory

- Updated and distributed via email – currently after dues payment cycle.
- Two versions distributed – alphabetical and by street address



Radar Enforcement



Radar Enforcement

- Hiring of off-duty officers in seventh year
- New vendor engaged beginning Spring of 2019 and has access to more Oldham County Police officers.
- Addresses on-going vehicle issues within BHE
- Increases visible police presence
- Historically, 2/3 to 3/4 of pullovers are BHE residents
- 95% of pullovers are speed limit or stop sign violations
- Program budgeted to continue in 2020.



Code Enforcement

David Heyne



Code Enforcement

- Most Changes to External Structure Must be Pre-Approved by HOA Board.
 - Swimming Pools, Fences, Tennis/Sports Courts, Additions, Out-Buildings, Playgrounds, Patios, Major Landscaping.
 - Application Form Can be Downloaded from Website or Requested by E-mail
 - Approval Time: Typically within 7 Days After All Necessary Information is provided.
 - Construction Must be Completed within 12 months
- **2018-19 Activity:** 22 applications – 1 decks, 5 sheds, 4 pools, 6 fences, 6 miscellaneous (porch, roof, playset, landscape / grading)



Code Enforcement

- Enforcement Process Starts with **Homeowners** Submitting Complaint Form
 - Commercial Activities, Recreational Vehicles / RV / Boat Parking, Animals / Livestock, Noxious / Offensive Conditions, Lot Maintenance, Off-Road Vehicles / Non-licensed Vehicles, etc.
 - Complaint form can be filled out and submitted via website or by email to code@briarhillestatesky.com. New e-mail that delivered to president and code enforcement officer only.
 - Initial response to submitter within 2-3 days followed by investigation of complaint by the board
 - Resolution may take time.



Code Enforcement

- Enforcement process starts with **homeowners** submitting fomplaint form
 - Enforcement information is kept confidential.
 - Amicable settlement is primary path.
 - Legal recourse is last resort (Fines / Liens / Developer)
- **2018-19 Activity:** 4 Complaints including 2 Written Notices. All four complaints resolved informally through email / phone call.



Code Enforcement

- **UPDATE**– More proactive enforcement of deeds agreed to in 2019 meeting
 - Noticeable violations for street such as:
 - Trailer/commercial vehicles on property
 - Parking on non-paved areas
 - Signs for Advertising Services
 - Curb appeal issues such as overgrown beds, dead trees, etc.
 - Unrepaired wear-and-tear due to age or damage
 - Home or lot improvements without proper approval



Maintenance & Landscaping



Maintenance & Landscaping

- Year two of contract with Zeppa's. Board will determine 2020 vendor status following annual meeting
- Monthly maintenance contract competitive with ala carte strategy employed before 2018
- Increased holiday décor budget
- December 2019 damage to Shadowcreek Island took longer than expected due to a variety of reasons including service change required by LG&E.



Financial Update



2019 Budget to Actual Thru 7/31/2017

	Actual Total - August YTD	<i>Forecast</i> <i>Last Five Months</i>	Expected 2019	Budget 2020
Income				
HOA Dues Income	45,875.00	0.00	45,875.00	47,000.00
Late Fee Income	235.00	0.00	200.00	250.00
Other Income	2,599.00	0.00	0.00	0.00
Total Income	\$ 48,709.00	\$0.00	\$46,075.00	\$47,250.00
Expenses				
Insurance	1,977.00	0.00	2,000.00	2,000.00
Lawn & Garden	11,660.00	5,564.00	15,000.00	15,000.00
Police Patrol	1,400.00	3,000.00	7,500.00	7,500.00
General and Admin Expenses	831.00	800.00	1,850.00	1,750.00
Utilities	9,021.00	7,500.00	17,000.00	17,000.00
Website	1,035.00	105.00	1,000.00	1,500.00
Welcome Committee	0.00	0.00	350.00	350.00
Total Operating Expenses	\$25,924.00	16,969.00	\$44,700.00	\$45,250.00
Capital Improvements	\$ 0.00	\$0.00	\$0.00	\$0.00
Surplus / (Shortage)	\$22,785.00	(\$16,969.00)	\$1,375.00	\$2,000.00

2019 Cash Basis Statement

	<u>Total</u>
<i>OPERATING ACTIVITIES:</i>	
Net cash provided by operating activities	\$22,783.00
Cash at beginning of period – 1/1/19	<u>48,100.00</u>
Cash at end of period - 7/31/19	\$70,883.00
Expense Forecast August - December	\$16,969.00
Expected Cash at 12/31/19	<u>\$53,914.00</u>



2020 Proposed Budget

	Budget 2018
Income	
HOA Dues Income (376 lots x \$125)	47,000.00
Late Fee Income	250.00
Total Income	\$ 47,250.00
Expenses	
Insurance	2,000.00
Lawn & Garden	15,000.00
Police Patrol	7,500.00
General and Admin Expenses	1,750.00
Utilities	17,000.00
Website	1,500.00
Welcome Committee	500.00
Total Operating Expenses	\$45,250.00
Capital Improvements	\$ 0.00
Surplus	\$ 2,000.00

2020 Dues

- **Proposed 2020 dues remain at \$125.**
- **Cash reserves are expected to be in the 12-18 months of normal expenses.**
- **Questions surrounding budget**
- **Vote on approval of 2020 Budget**



Resident Discussion & Questions



Nomination / Election of 2019 Board

- Board assignments will be made at first board meeting in October.
- Nomination of Sue Piotrowski for re-election to new term expiring 2021
- Nomination of Kevin Bean for election to board with term expiring 2021.
- Nomination of Lauren Reynolds for election to board with term expiring 2021





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ESTATES

Thank You